

**BOARD OF ZONING APPEALS**  
**CITY OF MILWAUKEE**

**REGULAR MEETING – May 8, 2003**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

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**PRESENT:**

**Chairman:** Craig H. Zetley *(voting on items 1-72 )*

**Members:** Henry P. Szymanski *(voting on items 1-66, 68, 69, 71, 72 )*  
Scott R. Winkler *(voting on items 1-26, 28-72 )*  
Catherine M. Doyle *(voting on items 48-66, 68, 70-72 )*  
Roy B. Nabors *(voting on items 1-72 )*

**Alt. Board Members:** Georgia M. Cameron *(voting on items 27, 67 )*  
Donald Jackson *(voting on items 1-47, 67, 69, 70 )*

START TIME: 2:10 p.m.

End Time: 6:10 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	24860 Use Variance	St. Francis Bank, Lessee  Request to temporarily utilize an existing sign as an off premise sign for their new bank across the street.	152 W. Wisconsin Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	24903 Use Variance	Club Kids In Danger Saved Inc., Lessee  Request to occupy the premises as a community center.	2758 N. 33rd St. 7th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
3	24869 Special Use	Priya Corp., Property Owner  Request to construct a motor vehicle pumping station and convenience store.	6810 N. Teutonia Av. 9th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	24861 Special Use	Jose Luis Arellano, Lessee  Request to occupy the premises as a ground transportation service facility.	816 W. Historic Mitchell St. 12th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	24866 Special Use	Fredrico Diaz, Property Owner  Request to occupy the 2nd floor of the premises as an assembly hall (dance club).	1222 S. 16th St. A/K/A 1216-22 S. Cesar Chavez Dr. 12th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	24608 Dimensional Variance	Sandra Lee Karshna, Property Owner  Request to construct a 6 ft. fence along the front setback.	3142 S. Ellen St. 14th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
7	24610 Special Use	John F. Saunders, Property Owner  Request to occupy the premises as a ground transportation facility.	601 S. 93rd St. 16th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	24791 Use Variance	Patrick H. Vanderburgh Milwaukee Rescue Mission;Property Owner  Request to expand the number of homeless men from 250 to 280 to the existing emergency housing facility, and to continue to occupy the premises as a church and social services center.	830 N. 19th St. A/K/A 1820 W. Wells St. 17th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	24669 Special Use	Helen Brooks & Willie Kohlhiem Jr. Property Owner  Request to occupy 2 units of the premises as a day care center for 40 children ages 4wks-12yrs, Monday-Friday 6:00am-10:00pm.	2955 N. 66th St. A/K/A 2955-57 N. 66th St. Unit # 101 & 102 2nd Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	24879 Special Use	Charlotte Jemison & Betty Jamerson Lessee  Request to occupy the premises as a day care center for 60 children with the ages of 3mo-12yrs, Monday-Friday 5:00am - 11:00pm.	9818 W. Sheridan Av. 5th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
11	24897 Special Use	Speedway Super America  Request to increase the hours of operation from 6:00am-11:00pm to 5:00am-12:00am Monday -Sunday of the existing motor vehicle pumping station and convenience store.	8431 W. Appleton Av. 5th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
12	24898 Special Use	Oamruddin Metalwala Property Owner  Request to continue occupying the premises as a motor vehicle pumping station, convenience store and car wash.  Action: Granted 5 yrs.  Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.  Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  Conditions of Approval: <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner shall maintain landscaping and screening in accordance with plans as approved by the Department of City Development and in a manner that meets the intent of city code</li> <li>5. That all previous conditions of the Board regarding this property are maintained.</li> <li>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	7609 W. Capitol Dr. 5th Dist.
13	24916 Special Use	Margaret Roberson & Michele Turner Lessee  Request to increase the number of children from 119 to 229 ages 4wks-12yrs of the existing day care center(increasing the amount of building units from 8 to 10) Monday-Friday 5:30am-1:00am.  Action: Adjourned  Motion: This item was adjourned at the request of the Ald. and will be rescheduled on the next available agenda.	8711B-17 W. Fond Du Lac Av. A/K/A 8701-29 W. Fond Du Lac 5th Dist.

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
14	24852 Special Use	CMSM, LLC dba Dependable Adult Day Care; Lessee  Request to occupy a portion of the premises as an adult day care center for 30 adults, Monday-Friday 8:00am-5:00pm.  Action: Granted 3 yrs.  Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.  Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That signage must conform to the sign standards of s. 295-705 of the Milwaukee Zoning Code.  5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.	301 E. Reservoir Av. 6th Dist.
15	24909 Use Variance	Paul Riesen, Property Owner  Request to occupy a portion of the premises as three residential dwelling units.  Action: Granted 1 yrs.  Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.  Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the applicant submits all necessary plans and obtains plumbing , electrical, alterations and occupancy permits for the creation of dwelling units.  5. That this Use Variance is granted for a period of one (1) year, commencing with the date hereof.	419 W. Vliet St. 6th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	24873 Special Use	<p>Pregnancy Help Center Patricia Meixelsperger; Lessee</p> <p>Request to occupy the premises as a social service facility.</p> <p>Action: Granted 5 yrs.</p> <p>Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	<p>2029 W. Mitchell St. A/K/A 2029-31 W. Mitchell St. 8th Dist.</p>
17	24878 Special Use	<p>Cassandra Holley, Lessee</p> <p>Request to continue occupying the premises as a day care center with a reduction of hours from 6:00am-1:00am to 6:00am-6:30 pm for 220 children ages 6wks-12yrs, Monday-Friday.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	<p>6205-07 N. Teutonia . A/K/A 6201 N. Teutonia Ave. 9th Dist.</p>

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
18	24792 Special Use	George E. Marshall, Property Owner  Request to occupy the premises as a religious assembly facility.	1135 W. Keefe St. A/K/A 1131-35 W. Keefe St. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code.</p> <p>5. That the petitioner implement and maintain landscaping and screening in accordance to the landscape and screening plan approved by the Department of City Development</p> <p>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	
19	24864 Special Use	Maebell Burrell, Property Owner  Request to increase the hours of operation from 6:00am-12:30am to 24hrs Monday-Sunday, of the existing day care center for 150 children (fifty children per shift maximum) ages 4wks-12yrs.	4122 W. Fond Du Lac Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	24906 Special Use	Salvation Army ARC Mark Anderson; Lessee	1301 W. Forest Home Av. 12th Dist.
		Request to continue occupying the premises as a second hand sales facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the storefront windows are maintained in an attractive manner.</p> <p>5. That the petitioner monitor the premises 7 days a week and take any other necessary measures to insure that no donated items are left on the exterior of the premises.</p> <p>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	

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21	24892 Special Use	Steven A. Custer, Lessee  Request to occupy the premises as a motor vehicle sales and repair facility.	6206 S. 27th St. 13th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening plans which meet the requirements of s.295-405 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>5. That display or customer vehicles must not be parked in the northernmost driveway opening along South 27th Street. If this portion of the site is to be used for parking, the driveway opening must be closed and restored to curb and gutter and a 5-foot landscape buffer must be installed.</li> <li>6. That no work or storage of vehicles occurs in the public right of way.</li> <li>7. That all vehicle parking on the north portion of the lot is paved.</li> <li>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</li> </ol>	
22	24889 Dimensional Variance	Donald G. Doro, Property Owner  Request to raze the existing garage and construct a 2 1/2 car detached garage.	2850 S. Wentworth Av. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	

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23	24901 Special Use Granted	Dale O. Huff, Lessee  Request to occupy the premises as a light motor vehicle sales facility, car wash, and a ground transportation service facility(limo service).	3041 W. North Av. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That landscaping and screening plans which meet the requirements of s.295-405 of the Milwaukee Zoning Code for motor vehicle display must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</p> <p>5. That signage must conform to the sign standards of s.295-805 of the Milwaukee Zoning Code. Specifically, wall signage must be limited to one sign on each the north and west elevations with a maximum sign area of 30 square feet for each sign. Type B awning signs are not permitted.</p> <p>6. That no disabled or unlicensed vehicles or parts are stored outside.</p> <p>7. That all repair work and car wash activity is conducted inside of the building.</p> <p>8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>9. That no more than six (6) vehicles are displayed for sale on the outside lot at any one time.</p> <p>10. That all wastewater associated with the car wash is disposed of on-site.</p> <p>11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	

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24	24874 Special Use Granted	Pregnancy Help Center Mary Ann Gilpin;Property Owner  Request to occupy the premises as a social service facility.	6234 W. Capitol Dr. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	

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25	24908 Special Use Granted	James R. Ivers, Lessee  Request to occupy a portion of the existing motor vehicle pumping station and convenience store as a motor vehicle repair facility.	7002 W. Center St. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no work or storage of vehicles occurs in the public right of way.</li> <li>5. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code</li> <li>6. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>7. That all previous conditions of the of the Board regarding this property are complied with.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
26	24900 Special Use	Gerald Burian, Lessee  Request to occupy the premises as a motor vehicle repair facility (applying accessories, vinyl graphics and letter to vehicles).	1652 N. Water St. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

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27	24760 Dimensional Variance	Laurie Pevnick, Property Owner  Request to construct a 6 ft high chain link fence with 3 strands of barbed wire in the north side yard.	527 N. 27th St. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Variance is granted for a period of five (5) years, commencing with the date hereof.	
28	24615 Special Use	Sharon Anthony, Property Owner  Request to occupy the premises as a 24 hr day care facility for 8 children, 6mo-12yrs, Monday-Friday.	4935-39 N. 76th St. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
29	24859 Special Use	The Way and the Truth Ministries Paster Johnny Whitney; Lessee  Request to occupy the premises as a social service facility and a religious assembly hall.	7800 W. Fond Du Lac Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
30	24872 Special Use	Olyfunmilayo Abioye Property Owner  Request to occupy the premises as a 24hr day care facility for 8 children ages 6wks-12yrs, Monday-Saturday.	5801 N. 76th St. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	24895 Special Use	Charles Leach, Frederick Fears, Masai Dillion, Lessee	801 W. Burleigh St. 6th Dist.
		Request to occupy the premises as a car wash.	
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the existing landscaping on the northeast corner of the site is maintained in a manner that meets the intent of city code.</li> <li>5. That a 3½ - foot high opaque wood fence is installed along the south property line adjacent to the abutting residence.</li> <li>6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</li> <li>7. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code.</li> <li>8. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>9. That all car wash activity is conducted inside of the building.</li> <li>10. That all waste water is contained on-site.</li> <li>11. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>12. That there is no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris.</li> <li>13. That there is no display of exterior banners or other advertising except signs that are approved by permit and on the site plan.</li> <li>14. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

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32	24788 Special Use	EP Petroleum LLC., Prospective Buyer  Request to construct a motor vehicle pumping station, convenience store, and a fast-food carryout restaurant open 24 hours.	5505 W. Lisbon Av. 7th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
33	24794 Special Use	Clarissa McGee, Lessee  Request to occupy the premises as a day care center for 8 children, ages 1yr-12yr, Monday through Friday 7:00am-10:00 PM, and Saturday 9:00am to 5:00 pm.	2436 N. 33rd St. 7th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>5. That signage for a family day care center is not permitted.</li> <li>6. That there is no exterior signage.</li> <li>7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
34	24875 Special Use	New Hope Child Development Center Lessee  Request to occupy the second floor of the premises as an elementary/secondary school.	4630 W. Burleigh St. A/K/A 4316-34 W. Burleigh St. 7th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
35	24877 Use Variance	Netricia Smith Property Owner  Request to occupy the premises as a social service facility.	2865-67 N. Sherman Bl. 7th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	3 Ayes, 1 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	24880 Special Use	Kings & Queens Auto Motive Group Trent Nelson & Otis Hamilton; Prospective Buyer	3302 W. Center St. 7th Dist.
		Request to include a motor vehicle sales facility to the existing car wash.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant obtains a certificate of occupancy for a motor vehicle sales facility and installs all of the required landscaping prior to occupancy.</li> <li>5. That the site is landscaped and screened according to the approved landscape plan</li> <li>6. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code.</li> <li>7. That all previous conditions of the Board regarding this property are complied with.</li> <li>8. That all landscaping and screening be implemented by September 4, 2003.</li> <li>9. That this Special Use is granted for a period of time commencing with the date hereof and expiring on September 9, 2005.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	24775 Special Use	<p>Otis Anderson, Property Owner</p> <p>Request to occupy the premises as day care facility for 8 children ages 6wks-12yrs, Monday-Saturday 6:00am-10:00pm.</p>	2633 N. 29th St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the outdoor play area is not utilized before 9 a.m. or after 8 p.m.</p> <p>5. That the daycare center have no signage.</p> <p>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
38	24832 Special Use	<p>Gurden Singh, Property Owner</p> <p>Request to raze the existing structure and construct a new motor vehicle pumping station and convenience store open 24 hrs.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening plans are revised to include an additional tree along the North Teutonia Avenue frontage. In addition, the trash enclosure shall be constructed of materials similar to the new pumping station structure. These revised plans must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</li> <li>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	5208 N. Teutonia Av. 9th Dist.
39	24781 Special Use	<p>Dayetta Bey-Nze, Lessee</p> <p>Request to occupy a portion of the premises as a day care center for 60 (30 maximum at any given time) newborn - 6 yrs. of age, Monday - Friday 6:00 a.m. to midnight and Saturday 8:00 a.m. to 3:00 p.m.</p> <p>Action: Dismissed</p> <p>Motion: Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p>	6900-02 N. 76th St. 9th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	24853 Special Use	M&R Land Company, LLC Richard S. Machanic;Property Owner	3033 W. Burleigh St. 10th Dist.
		Request to occupy the premises as a material reclamation and outdoor storage facility.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That an upgraded landscape plans meeting the intent of city code section 295-405 for Type 'E' landscaping are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The landscape plan must include an opaque fence along North 30th St. and W. Chambers St. in addition to any existing plant material.</p> <p>5. That all landscape and screening improvements are completed within 60 days of the approval of this landscape plan weather permitting.</p> <p>6. That the height of any materials on site shall not exceed the height of the opaque fence.</p> <p>7. That signage must meet the signage standards of s295-407 of the City Code.</p> <p>8. That signage plans be submitted that meet the standards set forth in code section 295-407.</p> <p>9. That appropriate screening is maintained and storage piles not exceed 13 1/2 feet.</p> <p>10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	24854 Special Use	Wanda F. Key, Property Owner  Request to occupy the premises as a 24hr day care facility for 24 children (8 per shift) ages 6wks-12yrs Monday-Saturday.	4802 W. Medford Av. 10th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the outdoor play area is not utilized before 9 a.m. or after 8 p.m.  5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.	
42	24856 Use Variance	Travis Osborne Estate Liquidators;Prospective Buyer  Request to occupy the premises as an indoor storage facility with secondhand sales.	3167 N. 30th St. 10th Dist.
	Action:	Denied	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	2 Ayes, 2 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	24893 Dimensional Variance	Urban Developers, LLC Prospective Buyer  Request to construct a religious assembly hall on the premises without the required parking.	2829 N. Teutonia Av. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That a revised landscape plan for the parking lot meeting the intent of city code section 295-405 for Type 'B' landscaping are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan should include a decorative metal fence (in addition to plant materials) along the Teutonia Ave. street frontage, and should also include the name and size of all tree and plant species to be utilized.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
44	24828 Special Use	Franklin D. McCollum Sr. Prospective Buyer  Request to occupy the premises as a hand car wash facility.  Action: Granted 5 yrs.  Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.  Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That all activity associated with this business occurs inside the building.  5. That there are no exterior signs except those that have been installed under permit.  6. That all car wash activity is conducted inside of the building.  7. That all wastewater is contained on site.  8. That vehicles associated with the car wash are not parked in the public alley.  9. That the sign above the overhead door along North 36th Street must be repaired or removed.  10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	3121 N. 36th St. 10th Dist.
45	24858 Dimensional Variance	David F. Konczal, Property Owner  Request to legalize the existing detached garage that exceeds the maximum sidewall height.  Action: Denied  Motion: Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.  Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	1709 W. Burnham St. 12th Dist.



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
46	24876 Special Use	Ernesto Villarreal El Rey Mexican Foods;Property Owner  Request to raze the existing structure and occupy the premises as a surface parking lot.	1621 W. Mineral St. A/K/A 1621-23 W. Mineral St. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
47	24684 Special Use	Pam Kaleka, Prospective Buyer  Request to construct a motor vehicle pumping station, convenience store, car wash, and a type 'B' restaurant.	1633-45 W. Forest Home Av. A/K/A 1633-45 W. Forest Home Ave. & 1981 S. 16th St. 12th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
48	24907 Appeal of an Order	Richard R., Jeffrey A., David E. Sterling Property Owner  Request to appeal an order of the Department of Neighborhood Services determining the occupancy to have an outdoor storage facility.	3955 S. Howell Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
49	24756 Special Use	St. Lucas Evangelical Lutheran Congregation, Property Owner  Request to construct an addition to the existing religious assembly facility.	2605 S. Kinnickinnic Av. A/K/A 2605-11 S. Kinnickinnic Ave. 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
50	24886 Dimensional Variance	Pahoua Xiong, Property Owner  Request to construct 2 wall signs on the premises.	3111 W. National Av. 16th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
51	24787 Special Use	Mrs. Lakita Lee-Walker, Lessee  Request to occupy the premises as a 24hr day care center for 60 children (20 children per shift maximum) ages wks-12yrs, Monday - Sunday.	1921 N. 27th St. 17th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
52	24836 Dimensional Variance	James Schulhof, Property Owner  Request to increase the number of units in the Board approved rooming house from 8 to 10 units increasing the number of occupants to 51 without the required parking.	1722 W. Wells St. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Chairman and will be rescheduled at the next available hearing.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
53	24840 Special Use	Judith B. Byrnes Delphi House;Property Owner  Request to occupy the premises as a community center (after school program).	1113 N. 21st St. 17th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant this appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the petitioner apply for and obtain an Occupancy Certificate.  5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	
54	24694 Use Variance	Brian Blattler Milwaukee Lumber Co.;Lessee  Request to occupy the premises as a contractor's yard and an outdoor storage facility.	2229 N. 13th St. 17th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
55	24695 Use Variance	Brian Blattler Milwaukee Lumber Co.;Lessee  Request to occupy the premises as a contractor's yard and an outdoor storage facility.	2233-35 N. 13th St. 17th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
56	24696 Use Variance	Brian Blattler Milwaukee Lumber Co.;Lessee  Request to occupy the premises as a contractor's yard and outdoor storage facility.	2222-Adj N. 14th . A/K/A 2222 N. 14th St. 17th Dist.
	Action:	Dismissed	
	Motion:	Scott Winkler moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
57	24676 Special Use	Keith Stribling Victory Center West Lessee  Request to occupy a portion of the church as a transitional living facility for up to 8 persons.	4429-31 W. Lisbon Av. 17th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	24790 Special Use	Patricia Carter-Lee, Property Owner  Request to occupy the premises as a 24hr day care facility for 8 children ages 6wks-12yrs, Monday-Sunday.  Action: Granted 3 yrs.  Motion: Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.  Vote: 4 Ayes, 1 Nays, 0 Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.  5. That no signage is permitted for the family day care center.  6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.	4968 N. 25th St. 1st Dist.
59	24849 Special Use	Deborah N. Allen, Other  Request to increase the hours of the drive thru facility to 24hrs, of the existing fast food/carry out restaurant.	2700 W. Capitol Dr. A/K/A 2710 W. Capitol Dr. 1st Dist.
		Action: Adjourned	
		Motion: This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	24911 Special Use	Ollie Mary Williams, Property Owner  Request to continue occupying the premises as a 24 hr. day care facility operating Monday-Sunday, with 8 children per shift, ages infant to 12 yrs.	4959 N. Sherman Bl. 1st Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That there is no signage.  5. That the outdoor play area is not utilized after 8 :00 P.M. or before 9:00 A.M.  6. That pick-up and drop-off of children does not occur in the alley.  7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	
61	24745 Special Use	Rev. Michael Champion, Lessee  Request to occupy a portion of the premises as a social service facility.	6114 W. Capitol Dr. A/K/A 6114 W. Capitol Dr. #303 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	24723 Special Use	Darry Tucker, Lessee  Request to occupy the premises as a religious assembly facility (with 20 members) and a social service facility.	6114 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
63	24833 Special Use	Jermaine Reed FreshStart Therapeutic Center, Inc.; Lessee  Request to occupy the premises as a social service facility.	7101 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
64	24835 Special Use	Terrance Sims, Prospective Buyer  Request to occupy the premises as a religious assembly hall.	6103 W. Capitol Dr. A/K/A 6101-03 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the 2nd Aldermanic district and will be rescheduled at the next available hearing.	
65	24848 Special Use	Deborah N. Allen, Other  Request to increase the hours of operation of the drive thru facility of the existing fast food / carry out restaurant to 24hrs.	5265 W. Fond Du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	24885 Special Use	4 Star Achievement, Lessee  Request to occupy the premises as a community center.	6107 W. Fond Du Lac Av. A/K/A 6109 w Fond Du Lac Ave. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the 2nd Aldermanic district and will be rescheduled at the next available hearing.	
67	23434	Einar & Ellen Tangen  Request to appeal the determination of the Commissioner of City Development that parking is not required for the proposed use.	1508 N. Cass St. 3rd Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to uphold the determination made by The Department of City Development. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
68	24573 Appeal of an Order	Richard B. Mitchell, Property Owner  Request to appeal an order of the Department of Neighborhood Services determining the occupancy to be a tavern.	3056-58 N. Maryland Av. 3rd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 1 Nays, 1 Abstained.	
69	24795 Dimensional Variance	Crossroads Church of God, Property Owner  Request to construct a ground sign without the required sign area.	8001 W. Capitol Dr. A/K/A 8003-35 5th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn this appeal. Seconded by Scott Winkler.	
	Vote:	3 Ayes, 2 Nays, Abstained.	



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
70	24497 Dimensional Variance	Jon Bromaghim, Property Owner  Request to construct an addition to the existing attached garage.	3120 N. Argonne Dr. 5th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the request. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
71	24490 Special Use	Mt. Zion Missionary Baptist Church Lessee  Request to occupy the premises as a social service facility(neighborhood resource center).	2222 N. 2nd St. 6th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the signage is limited to a maximum of 18 square feet.  5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	
72	24904 Special Use	Bulk Petroleum Corp. Property Owner  Request to raze the existing structure and construct a new motor vehicle pumping station and convenience store.	2312 W. Fond Du Lac Av. A/K/A 2306 W. Fond Du Lac Ave. 7th Dist.
	Action:	Granted	
	Motion:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Vote:	Catherine Doyle moved to approve the request. Seconded by Scott Winkler.	

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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**Other Business:**

Board member Winkler moved to approve the minutes of the April 10, 2003 meeting. Seconded by Board member Jackson. Unanimously approved.

The Board set the next meeting for May 29, 2003.

Board member Doyle moved to adjourn the meeting at 6:10 p.m.. Seconded by Board member Winkler. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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